

*Independent Auditor's Report*

***Continental Gateway Authority***

*Year Ended June 30, 2024*

**CONTINENTAL GATEWAY AUTHORITY  
PURCELL, OKLAHOMA  
June 30, 2024**

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## INDEPENDENT AUDITOR'S REPORT

The Honorable Board of Trustees  
Continental Gateway Authority  
Purcell, Oklahoma

### Report on the Audit of the Financial Statements

#### *Opinion*

We have audited the accompanying modified cash basis financial statements of the business-type activities of Continental Gateway Authority, Purcell, Oklahoma, a component unit of McClain County as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective modified cash basis financial position of the business-type activities of Continental Gateway Authority, Purcell, Oklahoma, as of June 30, 2024, and the respective changes in modified cash basis financial position, and cash flows thereof for the year then ended in accordance with the modified cash basis of accounting described in Note 1.

#### *Basis for Opinion*

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Continental Gateway Authority, Purcell, Oklahoma and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### *Emphasis of Matter – Basis of Accounting*

We draw attention to Note 1 of the financial statements, which describes the basis of accounting. The financial statements are prepared on the modified cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

### ***Responsibilities of Management for the Financial Statements***

Management is responsible for the preparation and fair presentation of these financial statements in accordance with the modified cash basis of accounting described in Note 1, and for determining that the modified cash basis of accounting is an acceptable basis for the preparation of the financial statements in the circumstances. Management is also responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

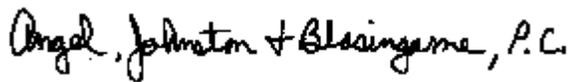
- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated December 16, 2024, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.



Chickasha, Oklahoma  
December 16, 2024

**CONTINENTAL GATEWAY AUTHORITY**  
**Statement of Net Position**  
**Modified Cash Basis**  
**June 30, 2024**

**ASSETS**

**Current Assets**

Cash and cash equivalents	\$	498,545
<i>Total Current Assets</i>		498,545

**Non Current Assets**

Land	1,880,264
Other capital assets, net of depreciation	154,440
<i>Total Non Current Assets</i>	2,034,704

<i>Total Assets</i>	2,533,249
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**LIABILITIES**

<i>Total Liabilities</i>	-
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**NET POSITION**

Net investment in capital assets	2,034,704
Unrestricted	498,545
<i>Total Net Position</i>	\$ 2,533,249

The accompanying notes are an integral part of the financial statements.

**CONTINENTAL GATEWAY AUTHORITY**  
**Statement of Revenues, Expenses and Changes in Net Position**  
**Modified Cash Basis**  
**For the Year Ended June 30, 2024**

**Operating Revenues**

Land leases	\$ 14,584
Rent	11,660
Miscellaneous	22,710
<i>Total Operating Revenues</i>	<u>48,954</u>

**Operating Expenses**

Advertising	376
Insurance	3,747
Office supplies	175
Parts	2,211
Professional fees	36,915
Repairs and maintenance	6,536
Utilities	1,410
Depreciation expense	33,315
<i>Total Operating Expenses</i>	<u>84,685</u>

*Operating Income (Loss)* (35,731)

**Non-Operating Revenues (Expenses)**

Land easement revenue	107,292
Gain (loss) on sale	104,255
<i>Total Non-Operating Revenues (Expenses)</i>	<u>211,547</u>

*Change in Net Position* 175,816

*Net Position - Beginning of Year* 2,357,433

*Net Position - End of Year* \$ 2,533,249

The accompanying notes are an integral part of the financial statements.

**CONTINENTAL GATEWAY AUTHORITY**  
**Statement of Cash Flows**  
**Modified Cash Basis**  
**For the Year Ended June 30, 2024**

<b>Cash flows from operating activities</b>	
Receipts from customers	\$ 48,954
Payment to vendors	(51,370)
<i>Net cash provided (used ) by operating activities</i>	<u>(2,416)</u>
 <b>Cash flows from capital and related financing activities</b>	
Land easement revenue	107,292
Gain (loss) on sale	104,255
Sale of capital asset	102,446
<i>Net cash provided by (used for) capital and related financing activities</i>	<u>313,993</u>
 <i>Net increase (decrease) in cash and cash equivalents</i>	 311,577
<i>Cash and cash equivalents at beginning of year</i>	<u>186,968</u>
<i>Cash and cash equivalents at end of year</i>	<u>\$ 498,545</u>
 <b>Reconciliation of operating income (loss) to net cash provided (used) by operating activities</b>	
Operating income (loss)	\$ (35,731)
Adjustment to reconcile operating income to net cash provided (used) by operating activities:	
Depreciation expense	<u>33,315</u>
 <i>Net cash provided by (used for) operating activities</i>	 \$ <u>(2,416)</u>

The accompanying notes are an integral part of the financial statements.

**CONTINENTAL GATEWAY AUTHORITY**  
**Notes to Basic Financial Statements**  
**For the Year Ended June 30, 2024**

**Note 1 – Summary of Significant Accounting Policies**

**1.A. Financial Reporting Entity**

Continental Gateway Authority, a public trust, was organized on April 21, 1997, to assist the beneficiary, governmental agencies and private enterprises in the development of McClain County, Oklahoma, by participating to the greatest degree possible in promoting and encouraging the general economic and social development within McClain County. The Trust may make financial inducements or take any other necessary action to attract and retain business and industry to McClain County so long as such actions are consistent with state and federal statutes and constitutional limitations. In the event that the trust may terminate, McClain county will receive all resident trust assets.

**Related Organizations**

**McClain County** – McClain County is the beneficiary of this public trust. The elected McClain County Commissioners are the Authority's Trustees. Therefore, the Authority is considered to be a component unit of McClain County.

The accompanying financial statements include all functions and activities over which the Authority exercises financial accountability. Continental Gateway Authority is a component unit of the governmental entity of McClain County, Oklahoma. McClain County's financial information is not presented in these financial statements. McClain County financial audits are readily obtainable at, [www.sai.ok.gov](http://www.sai.ok.gov), the State Auditor's website.

**1.B. Basis of Presentation**

The Authority's fund is an enterprise fund. Enterprise funds are proprietary funds used to account for business-like activities provided to the general public. All activities of the Authority are business-type activities. These activities are financed primarily by user charges and the measurement of financial activity focuses on net income measurement similar to the private sector.

**1.C. Measurement Focus and Basis of Accounting**

Measurement focus refers to how transactions are recorded within the various financial statements. Basis of accounting refers to when transactions are recorded regardless of the measurement focus applied.

The Authority's financial statements use the economic resources measurement focus and are presented on the modified cash basis of accounting. Revenues are recognized when they are received and expenses are recorded when paid with the following modifications:

**CONTINENTAL GATEWAY AUTHORITY**  
**Notes to Basic Financial Statements**  
**For the Year Ended June 30, 2024**

**Note 1 – Summary of Significant Accounting Policies, (continued)**

**1.C. Measurement Focus and Basis of Accounting (continued)**

- Capital assets are recorded when purchased and related depreciation is recorded.

This basis is a basis of accounting other than accounting principles generally accepted in the United States of America. If the Authority utilized the basis of accounting recognized as generally accepted, the financial statements would use the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred.

**1.D. Assets, Liabilities and Net Position**

Cash & Cash Equivalents - The Authority considers all cash on hand, demand deposits, interest bearing checking accounts and time deposit accounts including certificates of deposit and U.S. Treasury bills with maturities of three months or less to be cash and cash equivalents.

Land - The Authority currently owns land valued at \$1,880,264.

Capital Assets - Capital assets acquired are capitalized and stated at cost. Depreciation of exhaustible capital assets is recorded as an expense over the estimated useful lives using the straight-line method of depreciation. The Authority has no policy on capitalization; assets are capitalized based on Board judgement. The range of estimated useful lives by type of asset is as follows:

Equipment & Furniture	5 – 10 years
Capital Improvements	20 years

Net Position – Net Position is divided into three components:

- a. *Net Investment in Capital Assets* – Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributed to the acquisition, construction, or improvements of those assets.
- b. *Restricted net position* – Consists of net assets with constraints placed on the use either by 1) external groups such as creditors, grantors, contributors, or laws and regulations of other governments, or 2) law through constitutional provisions or enabling legislation.
- c. *Unrestricted net position* – All other net assets that do not meet the definition of “restricted” or “net investment in capital assets.”

**CONTINENTAL GATEWAY AUTHORITY**  
**Notes to Basic Financial Statements**  
**For the Year Ended June 30, 2024**

**Note 1 – Summary of Significant Accounting Policies, (continued)**

**1.D. Assets, Liabilities and Net Position (continued)**

It is the Authority's policy to first use restricted net position prior to the use of unrestricted net position when an expense is incurred for purposes for which both restricted and unrestricted net position are available.

**1.E. Revenues and Expenses**

Operating and Non-operating Revenues - Operating revenues are considered those whose cash flows are related to operating activities, while revenues related to financing, capital and investing activities are reported as non-operating.

Expenses - The Authority reports expenses relating to the use of economic resources.

**1.F. Estimates**

Certain estimates are made in the preparation of the modified cash basis financial statements, such as estimated lives for capital assets depreciation. Estimates are based on management's best judgements and may vary from actual results.

**Note 2 – Deposits, Investments and Collateral**

Deposits and Investments - The Authority does not have a written investment policy that limits its investment choices. Investments are limited by *Oklahoma Statute* and declaration of trust.

Custodial Credit Risk - Deposits - Custodial credit risk is the risk that in the event of a bank failure, the Authority's deposits may not be returned to it. The Authority does not have a written policy for custodial risk, but *Oklahoma Statutes* require collateral for all uninsured deposits of public trust funds in financial institutions. The Federal Deposit Insurance Corporation insures deposits up to \$250,000 at each institution for all demand deposit accounts and up to \$250,000 at each institution for all time and savings accounts. At June 30, 2024, the Authority was not exposed to custodial credit risk.

**CONTINENTAL GATEWAY AUTHORITY**  
**Notes to Basic Financial Statements**  
**For the Year Ended June 30, 2024**

**Note 3 – Capital Assets Activity**

Capital asset activity for the fiscal year ended June 30, 2024 was as follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
Non-depreciable assets:				
Land	\$ 1,982,709	-	(102,445)	\$ 1,880,264
Total non-depreciable assets	<u>1,982,709</u>	<u>-</u>	<u>(102,445)</u>	<u>1,880,264</u>
Depreciable assets:				
Equipment	130,960	-	-	130,960
Improvements	<u>143,000</u>	<u>-</u>	<u>-</u>	<u>143,000</u>
Total depreciable assets	<u>273,960</u>	<u>-</u>	<u>-</u>	<u>273,960</u>
Less accumulated depreciation:				
Accumulated depreciation	<u>86,204</u>	<u>33,316</u>	<u>-</u>	<u>119,520</u>
Net depreciable assets	<u>187,756</u>	<u>(33,316)</u>	<u>-</u>	<u>154,440</u>
Net capital assets	<u>\$ 2,170,465</u>	<u>\$ (33,316)</u>	<u>\$ (102,445)</u>	<u>\$ 2,034,704</u>

**Note 4 – Risk Management**

The Authority is exposed to various risks of loss related to torts; theft of, damage to, or destruction of assets; errors and omissions; injuries to employees; employee health; and acts of God. The Authority manages these various risks of loss by securing commercial insurance.

**Note 5 – Subsequent Events**

Management has evaluated subsequent events through the date of the audit report, which is the date the financial statements were available to be issued and has determined that no additional information needs to be added to the financial statements.

***REPORT ON INTERNAL CONTROL  
AND COMPLIANCE***

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER  
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS  
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN  
ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

The Honorable Board of Trustees  
Continental Gateway Authority  
Purcell, Oklahoma

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the modified cash basis financial statements of the business-type activities of the Continental Gateway Authority, Purcell, Oklahoma, a component unit of McClain County, as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated, December 16, 2024. Our report on the financial statements disclosed, that, as described in Note 1 to the financial statements, the Authority prepares its financial statements on a modified cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America.

**Report on Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered Continental Gateway Authority, Purcell, Oklahoma's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did

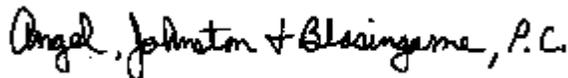
not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

### **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Continental Gateway Authority, Purcell, Oklahoma's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Chickasha, Oklahoma  
December 16, 2024

**CONTINENTAL GATEWAY AUTHORITY**  
**Schedule of Prior Year Findings**  
**For the Year Ended June 30, 2024**

**2023-001** *Condition* – Presently the same individual performs all accounting functions; receives checks, makes bank deposits, writes checks, reconciles the monthly bank statements and prepares financial summaries.

*Current Status* – Condition has been resolved.